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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th July, 2021

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 75 of 2021/DVP-142020-1037-L: WHEREAS, Bardoli Municipality and surrounding area was declared as urban development area for which Bardoli Urban Development Authority (hereinafter referred as "the said Authority") was constituted vide Government notification No.GH/V/329 of 2015/UDA-102014-5026(2)-L, Dated.09.12.2015 under provisions of section 22 of the Gujarat Town Planning & Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred as "the said Act").

AND WHEREAS, the urban development area of the said Authority was modified by various notifications of the State Government, in exercise of the powers conferred by sub-section (2A) of section 22 of the said Act.

AND WHEREAS, the said Authority prepared a Draft Development Plan-2037 (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit and submitted to the State Government under the provisions of Section 9 of the said Act on dated.05.12.2019.

AND WHEREAS, notice regarding publication of the said Draft Development Plan for inviting suggestions or objections under section 13 of the said Act, if any, with respect to the said Development Plan was published in the Part II Extraordinary Gujarat Government Gazette on dated 06.12.2019.

AND WHEREAS, the said Authority submitted the said Draft Development Plan, in respect of the lands included within its limit under sub section (1) of section 16 of the said Act after following due procedure under section-14 of the said Act to the Government of Gujarat for sanction on dated.20.02.2020.

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/149 of 2020/DVP-142020-1037-L, dated.29.09.2020 in the Gujarat Government Gazette Ext. Part.IV-B dated.30.09.2020 on Page No.358-5 to 358-7 and Corrigendum No.GH/V/165 of 2020/DVP-142020-1037-L, dated.02.11.2020 in the Gujarat Government Gazette Ext. Part.IV-B dated.04.11.2020 on Page No.408-2 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the Government Gazette.

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat here by;

(a) Finalize the said modifications;

- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the SCHEDULE appended hereto, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

SCHEDULE

Sanction modifications in the Draft Development Plan 2037 of Bardoli Urban Development Authority

1. The lands bearing R.S.No.31/P and 26/2 of village: Bardoli reserved for "School and Play Ground" shall be deleted from the said reservation and the land so released shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act as shown in accompanying plan.
2. The lands bearing R.S.No.318 of village: Bardoli reserved for "School and Play Ground" shall be deleted from the said reservation and the land so released shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act as shown in accompanying plan.
3. The land bearing R.S.No. 370/p, 371/2/p, 368/2/p, 368/3, 369/1, 369/2, 383/p, 384/p of village: Bardoli designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The 18 mtr wide road passing through the R.S.No.366, 379, 380, 375/1/2, 372/1, 374/2, 367/1, 367/2, etc. of village Bardoli marked as A-B-C-D-E-F-G shall be deleted and the land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The land bearing R.S.No.494 of village: Bardoli designated for "Public Purpose Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. The land bearing R.S.No. 344 of village: Ten designated for "Public Purpose Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
7. The land bearing R.S.No. 474/b of village: Bardoli, R.S.No. 274 of village: Kareli, R.S.No. 176, 177, 178, 162, 163 of village: Soyani, R.S.No. 114, 86 of village: Gangpor, R.S.No. 120 of village: Ten designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The land bearing R.S.No. 68 of village: Tajpor Bujrang, R.S.No. 131 and 178 of village: Afva, R.S.No. 264/b, 272, 273, 266 of village: Soyani, R.S.No. 23/a, 23/b, 50 of village: Nandida designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" and R.S.No. 604 of village: Afva designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The land bearing R.S.No. 90 of village: Tajpor Bujrang designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The land bearing R.S.No. 93 of village: Bamroli, R.S.No. 324, 404/P1/P1 of village: Ten designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 232 of village: Kareli designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
12. The lands designated for "Commercial Zone" in Bardoli Urban Development Authority area shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
13. The 45 mtr wide road passing through the land bearing R.S.No. 470/1/p, 473/2/p, 449/2, 470/2/p, 467/2/2 etc. of village: Bardoli shall be reduced to 30 mtr wide road marked as A1-B1 and the land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
14. The land bearing R.S.No. 350 of village: Ten designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

By order and in the name of the Governor of Gujarat.

PRAKASH DUTTA,
Officer on Special Duty and Ex-officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**NOTIFICATION**Sachivalaya, Gandhinagar, 20th July, 2021**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976**

NO.GH/V/ 76 OF 2021/TPS-242021-846-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Rajkot Municipal Corporation declared its intention of making of the Draft Town Planning Scheme No.1(Raiya) (2nd varied) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively).

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published the said Draft Scheme for inviting objection or suggestion, duly in the prescribed manner in respect of the area included in the said Draft Scheme.

AND WHEREAS, after taking into consideration, objection or suggestion so received by the said Authority, the said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act, the Government of Gujarat hereby:-

- Sanction the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto;
- State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days.

SCHEDULE

While finalizing the said Draft Scheme, the Town Planning Officer shall take necessary action to incorporate the changes as directed in the annexure attached herewith.

By order and in the name of the Governor of Gujarat.

PRAKASH DUTTA,Officer on Special Duty and Ex-officio
Joint Secretary to Government.-----
એનેક્ષર

મુસદ્દા રૂપ નગર રચના યોજના નં ૧ (રૈયા) (બીજો ફેરફાર)

NOTIFICATION NO.GH/V/ 76 of 2021/ TPS-242021-846-L

- અંતિમખંડ નં. ૧૨૭૬ નો હેતુ “રેસીડેન્સીયલ” ને બદલે અધિનિયમની જોગવાઈ મુજબ “સેલ ફોર રેસીડેન્સીયલ” સુચવવાનો રહેશે.
- અંતિમખંડની હદમાં સૂચિત કરેલ કામોના ખર્ચના જી-ફોર્મમાં સમાવેશ બાબતે અધિનિયમની જોગવાઈ હેઠળ ચકાસણી કરી એફ ફોર્મ અને જી-ફોર્મ બાબતે સમુચિત સત્તામંડળના પરામર્શમાં રહી યોગ્ય નિર્ણય લેવાનો રહેશે.
- એફ ફોર્મમાં સમુચિત સત્તામંડળને ફાળવેલ અંતિમખંડના હેતુ કોલમ નં. ૨ માં દર્શાવવાનો રહેશે.

PRAKASH DUTTA,Officer on Special Duty and Ex-officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**NOTIFICATION**Sachivalaya, Gandhinagar, 20th July, 2021**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976**

No.GH/V/ 77 OF 2021/DVP-192019-673-L: WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the Final Development Plan of Junagadh Urban Development Authority which was sanctioned by the State Government under Government Notification of Urban Development and Urban Housing Department No. GH/V/137 of 2018/DVP-192016-1565-L, dated.22.10.2018 (hereinafter referred to as "the said Development Plan" and "the said Authority").

AND WHEREAS, the proposal of Junagadh Urban Development Authority Dated.14.02.2019 for the variation under section 19(1) of the said Act in the said Development Plan was considered by the State Government;

AND WHEREAS, the variation proposed to be made in the said Development Plan was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act,1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dtd.18.03.2021 on page no. 79-6, 79-7 under Government Notification, Urban Development and Urban Housing Department No.GH/V/26 of 2021/DVP-192019-673-L.; dtd.18.03.2021 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9th Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette;

AND WHEREAS, the Government of Gujarat has not received any suggestion or objection;

NOW THEREFORE, in exercise of the powers conferred by the section 19 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said variation to be made in the said Development Plan, as set out in Schedule below;
- (b) Specify that the variation so set out shall come into force from the date of this notification.

SCHEDULE

Variation sanctioned in the Final Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No. GH/V/137 of 2018/DVP-192016-1565-L, dated 22.10.2018.

1. The 60 mtr wide DP road passing through the R.S.No. 30/1, 31, 34, 35/1, 35/2, 36, 37, 59 of village : Sabalpor and R.S.No. 45 of village : Dolatpara marked as N1-N2 shall be deleted and the land thus released shall be designated for "Eco-sensitive Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No. 33/P, 38/1/B, 38/1/C, 38/2 of village: Saragwada and R.S.No. 55/P, 64/P, etc of village: Sabalpor designated for "Residential Zone" shall be deleted from the said zone and the land thus released shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No. 49/P reserved for "Public Purpose(R-10)" shall be deleted from the said reservation and the land so released shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act as shown in accompanying plan.

NOTE : The boundary of modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat.

PRAKASH DUTTA,

Officer on Special Duty and Ex-officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th July, 2021

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 78 of 2021/DVP-182021-1635-L: WHEREAS, the Development Plan of Vaso Area Development Authority was sanctioned by State Government under Government Notification, Urban Development and Urban Housing Department No.GH/V/239 of 2013/DVP-1810-2531-L, dated.17.12.2013 (hereinafter referred to as "the said Authority" and "the said Development Plan").

AND WHEREAS, the said Authority has send the proposal for variation in the said development plan by communication dated.11.02.2020.

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the said Development Plan.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 19 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act") the Government of Gujarat hereby: -

1. Proposes to modify the aforesaid Development Plan by way of variation in the manner specified in the Schedule below and;

2. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Additional Chief Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Proposed variation in the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No. GH/V/239 of 2013/DVP-1810-2531-L, dated.17.12.2013.

The land bearing R.S.No.34/p of village: Vaso earmarked as pocket-A-B-C-D-E-F-G-A designated for "Agriculture Zone" shall be deleted from the said zone and the land so released shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act as shown in accompanying plan.

By order and in the name of the Governor of Gujarat.

PRAKASH DUTTA,
Officer on Special Duty and Ex-officio
Joint Secretary to Government.

